177.0	0003	0006.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	679,500 / 679,500
					USE VALUE:	679,500 / 679,500
					ASSESSED:	679,500 / 679,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
124		RUBLEE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALEXANDER GILBERT A JR
Owner 2:	ALEXANDER KRISTIN K
Owner 3:	
Street 1:	124 RUBLEE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ALEXANDER GILBERT A JR -
Owner 2:	ALEXANDER KRISTIN K -
Street 1:	124 RUBLEE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1961, having primarily Wood Shingle Exterior and 1747 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6526.000	248,500		431,000	679,500
Total Card	0.150	248,500		431,000	679,500
Total Parcel	0.150	248,500		431,000	679,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.91 /Parcel: 388.91

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 119552

GIS Ref

GIS Ref

Insp Date 07/02/18

!13882!

PREVIOUS ASSESSMENT

Parcel ID 177.0-0003-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	248,500	0	6,526.	431,000	679,500		Year end	12/23/2021
2021	101	FV	239,700	0	6,526.	431,000	670,700		Year End Roll	12/10/2020
2020	101	FV	239,700	0	6,526.	431,000	670,700	670,700	Year End Roll	12/18/2019
2019	101	FV	211,100	0	6,526.	424,900	636,000	636,000	Year End Roll	1/3/2019
2018	101	FV	211,100	0	6,526.	326,400	537,500	537,500	Year End Roll	12/20/2017
2017	101	FV	211,100	0	6,526.	307,900	519,000	519,000	Year End Roll	1/3/2017
2016	101	FV	211,100	0	6,526.	283,300	494,400	494,400	Year End	1/4/2016
2015	101	FV	210,000	0	6,526.	264,800	474,800	474,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:54:05

LAST REV

Date	Time
06/21/21	14:39:40
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13882

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALKER BRADLEY	31456-164		5/31/2000		306,100	No	No		
DODGE STANLEY	27325-173		5/27/1997		182,500	No	No		Y

USER DEFINED

Prior Id # 1:	119552
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/5/2021	260	Redo Kit	50,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	BS	Barbara S
12/10/2008	Meas/Inspect	336	PATRIOT
8/31/2000	MLS	MM	Mary M
1/4/2000	Mailer Sent		
12/29/1999	Measured	243	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6526		Sq. Ft.	Site		0	70.	0.94	6									431,046						431,000	

Total AC/HA:	0.14982	Total SF/SM:	6526	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	431,046	Spl Credit		Total:	431,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.03020000
Adj $ / SQ:	139.077
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	305290
Depreciation:	56784
Depreciated Total:	248506

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	1
Totals			
1	5	3	

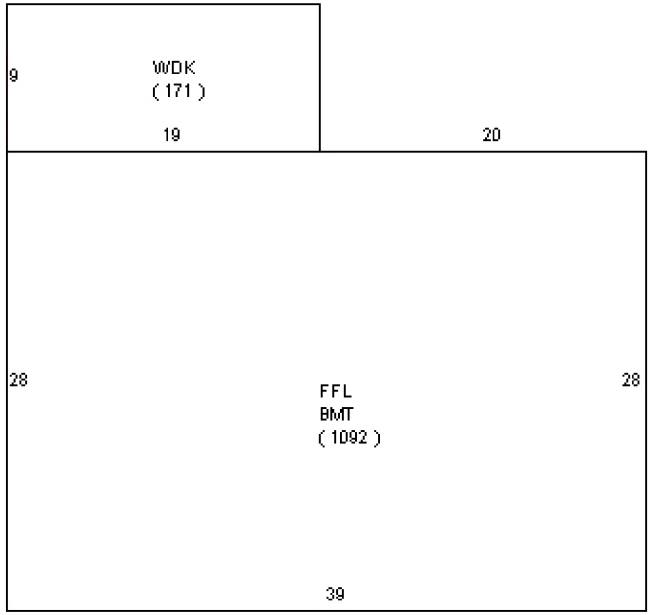
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	139.08
Special Features:	0	Val/Su Net:	105.52
Final Total:	248500	Val/Su SzAd	227.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,092	58.000	63,331
FFL	First Floor	1,092	139.080	151,872
WDK	Deck	171	12.210	2,087

Net Sketched Area:	2,355	Total:	217,290
Size Ad	1092	Gross Area	2355	FinArea	1747
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0003-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X8	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc